

DATE SUBMITTED: 9/7/88

PERMIT # 31215

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 541 29 ROAD

SQ. FT. OF BLDG: 478

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 22,750

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-07400-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
4

PROPERTY OWNER: DON BOCHNER

USE OF ALL EXISTING BUILDINGS:  
RESIDENCE / WORKSHOP / GARAGE

ADDRESS: 541 29 ROAD

PHONE: 242-8797

DESCRIPTION OF WORK AND INTENDED USE:  
ADDITION OF (1) BEDROOM (1) FULL BATH

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**

ZONE: RSE-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 75' from Centerline S 5' R 25' 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

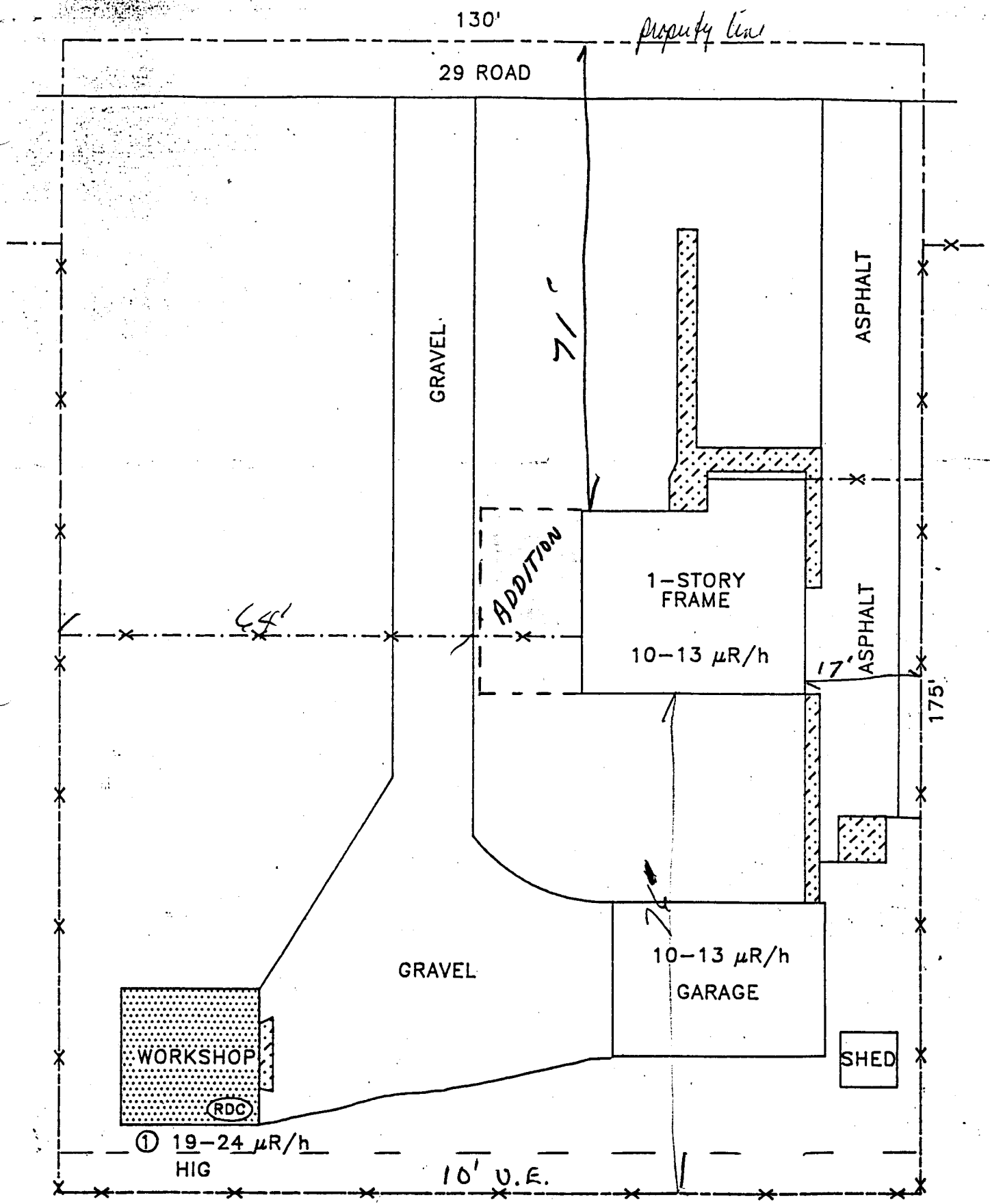
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/7/88

APPROVED BY: Kathy Perkins

[Signature]  
SIGNATURE



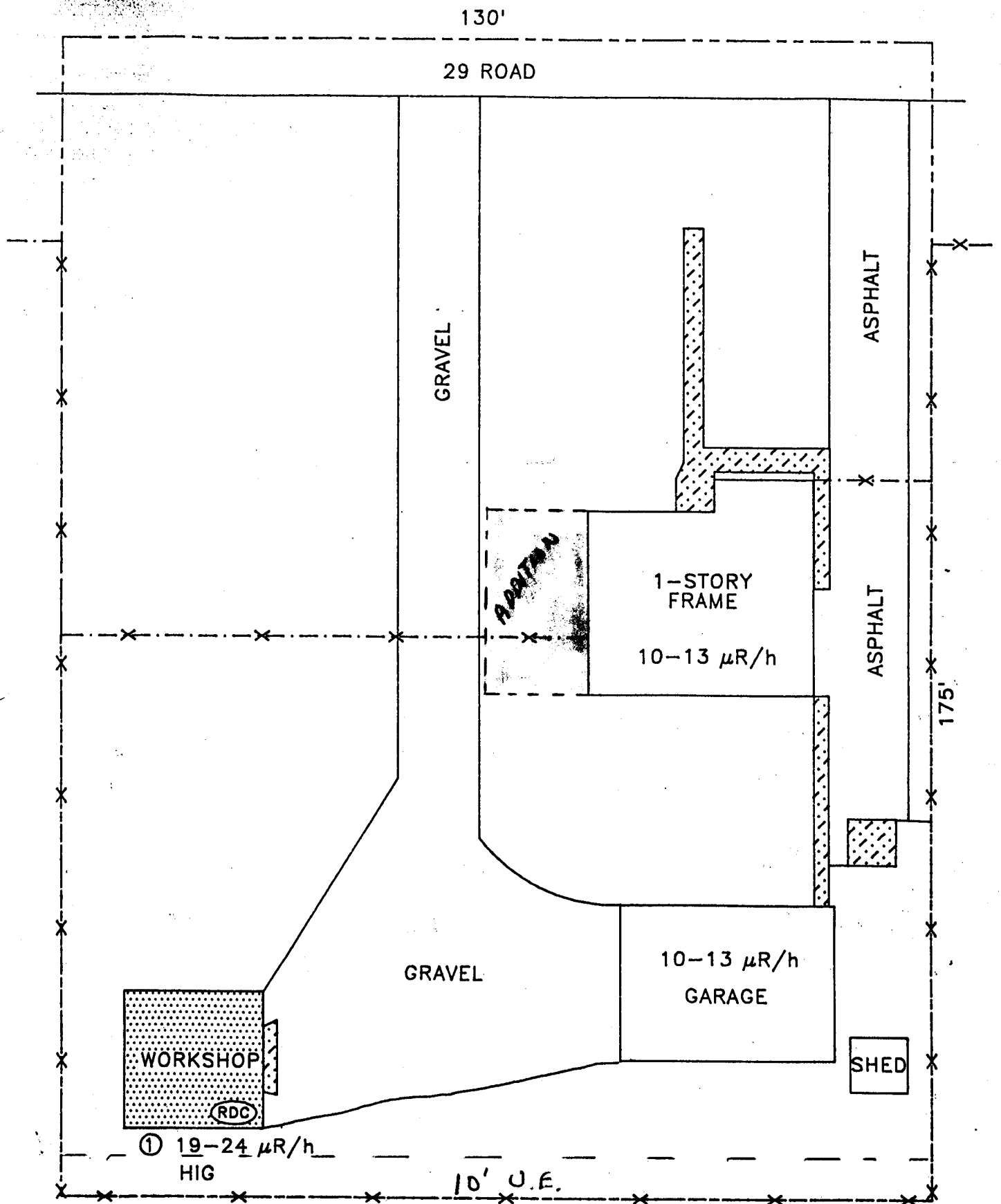
(DON BUCHNER)

GJ12495

Tax sched # 2943-07400-0113

541 29 ROAD

Figure 1b. (indoor). Location GJ12495, 541 29 Road, Grand Junction, CO.



(DON BUCHNER)

GJ12495

541 29 ROAD

TAX SCHED # 2943-07400-0113

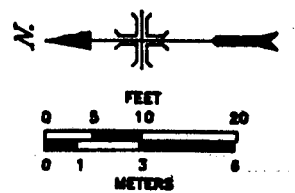


Figure 1b. (indoor) Location GJ12495, 541 29 Road, Grand Junction, CO.